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Department of Housing and Urban Development: NOISE ABATEMENT AND CONTROL POLICY

April 1977

U.S. Environmental Protection Agency
Office of Noise Abatement and Control
Technology and Federal Programs Division
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Federal Noise Program Reports

This report discusses some of the features and problems of the Department of Housing and Urban Development's Noise Abatement and Control Policy. Its purpose is to serve as aid to persons concerned with noise abatement and control activities in the Federal Government. The report is the second in a series of documents discussing various Federal agency noise programs to be published by the Environmental Protection Agency in partial fulfillment of its responsibility under Section 4 of the Noise Control Act of 1972 (PL 92-574).

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Section I

INTRODUCTION

The Department of Housing and Urban Development (HUD) has a noise policy that it applies in making decisions as to whether and how its assistance services are to be delivered in certain areas.

Today, there is an increasing need for improved communication among people in the different Federal noise programs. This need is occasioned by the increasing complexity and interdependency of Federal noise programs. This very complexity makes communication more necessary and, at the same time, makes it more difficult.

This document is intended, therefore, to aid the Environmental Protection Agency (EPA) and other Federal agencies involved in noise abatement and land-use planning activities, by providing a framework for understanding the HUD noise policy.

The Noise Control Act of 1972 (PL92-574) designated EPA as the coordinator of Federal noise programs to ensure that they are consistent and mutually reinforcing. EPA believes that one way to facilitate coordination is to promote an understanding of other agencies' programs by publishing a series of Federal noise program guides. This document covers some important features of HUD's noise policy, its problems and its relationship to other agencies' noise programs.

The document is not intended to represent an "evaluation" of HUD's noise policy. It is a synthesis of some of EPA's perceptions concerning the policy. EPA supports HUD's own belief that the noise policy represented a bold and innovative step when promulgated in 1971, and is a potentially effective tool which can be used in concert with those of other agencies to carry out the Federal role in achieving a quieter environment.

OVERVIEW OF THE NOISE POLICY AND ITS IMPLEMENTANCE

The policy is predominantly a land use policy since its basic premise is that market acceptability is no longer the sole criterion in judging the eligibility of properties for HUD assistance but that the environment, particularly the noise environment, is also to be considered. HUD, by means of this policy, is not trying to halt the building of needed housing or "growth" per se. It is trying to encourage residential development in areas which constitute good residential environments and this includes a suitable noise environment. The policy relates to HUD's overall goal of providing "a decent home and suitable living environment for every American Family."

The policy does *not* apply to existing housing; it applies only to HUD's actions in new construction or "substantial rehabilitation"[1] of five or more units. It is, therefore, aimed primarily at developers of housing projects who affect growth patterns.

The HUD noise policy is important because, within reasonable limitations, it has been successful in doing four things:

1. Protecting residents of HUD assisted housing from excessive noise;

2. Discouraging development which is incompatible with high noise levels in certain areas;

3. Educating people about noise;

4. Inspiring other government agencies and private institutions to action.

HUD assists or guarantees only 5-10 percent of the national housing market so that control of residential construction by HUD is automatically limited. Nevertheless, HUD influence has been considerable in certain communities in which the success of major developments is dependent on HUD assistance.

The indirect effect of the HUD noise policy has been persuasive because of its educational value. Because of its existence, builders, as well as buyers, who apply to HUD for mortgage loans have become familiar with the detrimental effects of noise on people as well as its adverse effect on property values. The HUD noise policy has been a force in dissipating traditional American cultural attitudes and assumptions that noise is an unavoidable concomitant to urban development.

The HUD policy has also influenced some other Federal agencies. For example, the HUD land-use objectives and noise exposure criteria have been incorporated into DOD's Air Installation Compatible Use Zones Program (AICUZ). EPA has endorsed the HUD policy as a good interim noise policy[2] and through its technical assistance program, has encouraged State and local governments to utilize its provisions in their land-use planning activities.

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[1] HUD defines "substantial rehabilitation" to mean any rehabilitation effort that extends the time of habitation twenty (20) or more years (see HUD memoranda in Appendix D). Of the 5000 to 8000 projects that HUD processes per year, most are of types which must comply with the noise policy.

[2] Administrator W. Ruckelshaus gave the initial EPA support for the HUD policy, in a letter, dated March 16, 1971, on the policy then proposed (essentially identical to the August 1971 version of HUD Circular 1390.2). EPA still agrees with his statement that "The Proposed Policy Circular provides a sound, rational approach to the control of noise in new and rehabilitation housing projects seeking HUD assistance where environmental noise levels exceed acceptable limits for such projects is, in our opinion, a judicious use of basic authorities."

The HUD policy, as was intended, also has influenced many State and local agencies to take action. In some communities, the policy has led to the passage of land use control laws. The effect has been apparent in the private sector as well: certain commercial banks, although no law specifically requires that they follow HUD's lead, refuse to lend or guarantee loans if the HUD noise standards are not satisfied.

Section 3

REQUIREMENTS

THE NOISE POLICY

HUD makes decisions relating to housing development in response to applications it receives from developers, builders or individuals. These decisions are not simply of the "yes/no" type but involve substantial negotiations with the applicant. There are three basic decisions to be made at different stages: 1) whether to approve the application, 2) whether to approve the preliminary plans and 3) whether to approve the final specifications and drawings (which may include, as necessary, noise attenuation features). Noise is considered at all phases in the process.

The noise policy is contained in HUD Circular 1390.2. HUD Headquarters has further clarified and refined the policy through a series of memoranda (see Appendix D). There are three critical features of the policy: 1) a set of quantitative noise standards, 2) a policy on exceptions, and 3) provisions delineating the amount of discretion left to HUD personnel.

The Noise Standards

HUD's noise standards can be typified as follows:

a. External noise standards;
b. Internal noise standards;
c. Requirements for insulation between dwelling units.

The standards for the exterior are the first to be applied (Table 1). All sites must meet the General External Exposure Standards. Those sites located in the vicinity of airfields must *also* meet the Airport Environment Standards. These standards are not comparable and cannot be used interchangeably. Therefore, if a project near an airport is evaluated as "acceptable" relative to the Airport Noise Standard, it may still be classified as "unacceptable" if it fails to meet the General External Exposure Standards. As is apparent from studying Table 1, HUD categorizes potential sites (on the basis of existing noise levels or levels projected for the next 10 to 15 years) as follows:

- Acceptable
- Discretionary - normally acceptable
- Discretionary - normally unacceptable
- Clearly unacceptable

TABLE 1. HUD EXTERIOR NOISE STANDARDS[a]

Site Acceptability Category	General External Exposure Standards		Airport Standards		Administrative Procedures
	HUD Standards	Approximate L Value	HUD Standards	Approximate L_{dn} Value	
Unacceptable	– Exceeds 90dBA 60 minutes per 24 hours – Exceeds 75dBA 8 hours per 24 hours	$L_4 > 90$dBA $L_{33} > 75$dBA	NEF > 40[b] CNR > 115	$L_{dn} > 75$	Exceptions are strongly discouraged and require a HUD-Level environmental statement and the Secretary's approval.
Discretionary – Normally Unacceptable	– Exceeds 65dBA 8 hours per 24 hours – Loud Repetitive sounds	$L_{33} > 65$dBA	NEF 30-40 CNR 100-115	L_{dn} 65-75	Approvals require noise abatement measures, the Regional Administrator's acceptance and an Environmental Impact Statement. In case where a project "in-fills" existing development, internal memoranda (appendix D) modify this provision to provide for a special environmental clearance.
Discretionary – Normally Acceptable	– Does not exceed 65dBA more than 8 hours per 24 hours	$L_{33} < 65$dBA	NEF < 30 CNR < 100	$L_{dn} < 65$	Ordinary Administrative procedures apply
Normally Acceptable	– Does not exceed 45dBA more than 30 minutes per 24 hours	$L_2 < 45$dBA			

[a]Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries.

[b]The Composite Noise Rating (CNR) and Noise Exposure Forecast (NEF) are cumulative noise descriptors which were developed exclusively for use in airport environments. CNR and NEF are roughly translatable into L_{dn}, the noise descriptor having applicability to all noise sources which EPA has recommended be utilized by Federal agencies.

While the General Exposure Standards are not translatable into the cumulative noise descriptor Ldn,[1] the Airport Standards are roughly equivalent to the Ldn values drawn in on Table 1.[2]

The interior noise standards as shown in Table 2 are applicable to sleeping quarters. With respect to other interior areas (i.e., other than sleeping) HUD personnel may exercise discretion.

A third type of noise standard is not used for site assessment, but must also be met. It concerns insulation between certain dwelling units (multi-family structures, including attached single-family units). Floors and dividing walls between these dwelling units must have a Sound Transmission Class (STC)[3] of greater than 45. Those having less than 45 STC are always unacceptable.

"Exceptions" Provisions

In general, HUD will *not* grant exceptions to its noise policy in cases where sites are determined to have "clearly unacceptable" noise exposures (i.e., where the Ldn exceeds 75 dB). For an exception in such a situation, an Environmental Impact Statement for the site must be filed and the Secretary of the Department of Housing and Urban Development must personally approve the action. To date there have been no such exceptions to the policy.

For sites which are "normally unacceptable," HUD is reluctant to grant exceptions. As a general rule, HUD does so only when there is pressing local need for housing when the chosen sites are, based on the local land and environmental resource inventory, the most appropriate among the alternatives available.[4] As Table 1 indicates, approvals are contingent on the incorporation of noise attenuation measures, the HUD Regional Administrator's concurrence *and* an Environmental Impact Statement or Special Environmental Clearance.

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[1] Ldn, day-night sound level, is the energy-averaged equivalent level (Leq) for 24 hours, adjusted to include a 10 dB penalty for noise exposures during night-time hours (10 p.m. to 7 a.m.).

[2] HUD is currently studying the potential use of the Leq/Ldn methodology for its standards. However, where noise is already described in Ldn, HUD, after making its own assessment of these contours, utilizes Ldn in implementing its policy.

[3] The STC is a single number rating which provides an estimate of sound transmission loss through a wall or floor, as related to airborne sound generated by a limited class of household sound sources.

[4] HUD requires that if local housing agencies do not conduct studies leading to a land-use plan, then applicants must document the need for such housing. This documentation must discuss alternatives.

TABLE 2. [illegible]

AREA	HUD Standard	Approximate L Value
Sleeping quarters	– does not exceed 55dBA for more than 60 minutes in any 24 hour period, and	– L_{60}<55
	– does not exceed 45dBA for more than 30 minutes during night time sleeping hours from 11 p.m. to 7 a.m., and	– L n.25 [illegible]<45
	– does not exceed 45dBA for more than an accumulation of 8 hours in any 24 hour day.	– L_{99}<45
Other interior areas	HUD personnel discretion	

*To be met regardless of whether noise originates from exterior noise sources or interior building sources such as heating, plumbing, and air conditioning. The means required for achieving the standards will depend on, among other things, the external noise levels, the equipment and layout used in the building, and the noise attenuation characteristics of the building, floors, and walls. These standards assume open windows unless other provision is made for adequate ventilation.

Some sites have both unacceptable and acceptable portions. For these, HUD has modified its policy so that it may, after negotiation, approve sites where no more than 5 to 10 percent of the proposed project is in the "normally unacceptable" category. Approval is contingent upon the objectionable features being excluded from the assisted project. The environmental assessment, however, must include the problem area of the site, for HUD is anxious to ensure that such approvals do not spur incompatible development in adjacent areas.[1]

Sites having exposures which are "normally acceptable" or "clearly acceptable" have no need for special requirements.

The Amount of Discretion Left to HUD Personnel in Implementing the Policy

How flexible is the HUD noise policy? This question is an oft debated one both within and outside the agency.

HUD personnel have no choice in deciding whether the noise policy is applicable: the standards are to be applied uniformly to *all* HUD-assisted projects involving new construction or "substantial rehabilitation." If exceptions are deemed necessary, such decisions are not made at the project approval level but are elevated to the Regional Administrator who must decide in some "normally unacceptable" situations or the HUD Secretary who must approve all "clearly unacceptable" proposals.

Noise Descriptors Used

When HUD adopted its standards, there was no generally accepted cumulative environmental noise descriptor for all sources. HUD, therefore, adopted the descriptors then available for describing aircraft noise (i.e., the CNR and the NEF), which are not applicable to the description of noise from other sources. The General Exposure Standards cover all other noise sources. The descriptor used (Figure 1) is unconventional and has fostered difficulties in noise measurement, prediction, and assessment. These difficulties exist apart from the confusion inherent in having two different standards for evaluating project sites. Some of the specific difficulties are:

a. The descriptor does not accommodate loud intermittent sounds. That is, it takes many short noisy events to accumulate eight full noisy hours out of twenty-four. When the descriptor alone is applied to heavily impacted sites such as those in railroad environs, they may receive an acceptable rating. To counteract this, the HUD standards classify "loud repetitive sounds" to be "Discretionary - Normally Unacceptable" (including railroads). This allows the exercise of judgments in such cases. Such judgments are naturally open to dispute; they cannot be administered uniformly.

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[1] This modification to the HUD noise policy is elaborated in a memorandum, dated 2/19/75, to the HUD regions (Appendix D).

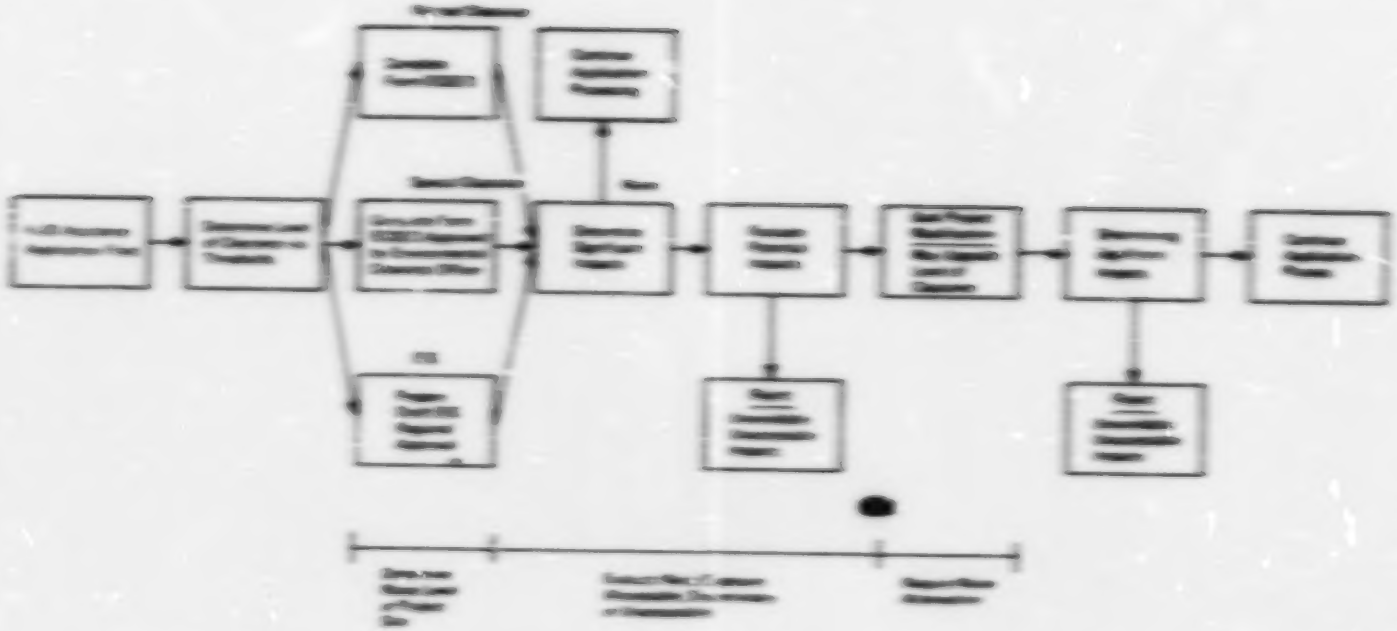

Figure 1. [illegible]

b. HUD cannot readily use standard estimation and prediction models for non-aircraft noise because of its descriptor in the current policy. Neither can HUD readily use analyses done by other agencies -- e.g., those of the Federal Highway Administration for highway noise. When they are used, adjustments must be made;

c. Measurement devices used must be specialized for HUD use.

THE ENVIRONMENTAL CLEARANCE PROCESS

The assessment of a site for compliance with the noise policy is made as part of HUD's Environmental Clearance Process. (This is consistent with the nature of a housing project: it is a potential generator of noise as well as a sensitive noise receptor.)

The process is delineated in HUD Departmental Handbook 1390.1.[1] The processing of Environmental Clearances for housing projects is also explained in Chapter 8 of *HUD Handbook 4010.1*.[2] Because of the nature of the Community Development Block Grant Program, HUD has issued special regulations which specifically cover environmental considerations for that program (Appendix D).

Key Features of Environmental Clearance Process

There are four features of the process (Figure 1) which are critical to understanding it. They are:

1. the system of thresholds;
2. the rating system;
3. the internal environmental review;
4. negotiation of project changes.

HUD applies the same qualitative criterion as all agencies in determining whether an action requires an EIS: i.e., whether the action will have a "significant impact" on the quality of the environment.[3] For actions with lesser impact, HUD still requires an

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[1] HUD environmental review requirements cover also program policy documents such as the noise policy. In the case of the latter, an EIS was prepared and circulated for comment.

[2] The principal difference between the two is that 4010.1 is fairly brief and procedural and applies only to Housing Production and Mortgage Credit (HPMC) Programs. 1390.1 gives more substantial guidance which applies to all HUD programs.

[3] HUD has prepared only about 200 EIS's since the National Environmental Policy Act of 1969 was enacted; it prepared about 50 in 1975. It is expected that the most active field offices will prepare about ten annually.

environmental assessment. Therefore, each proposed HUD action requires one of the following clearances:

1. A normal clearance, or
2. A special clearance; or
3. An Environmental Impact Statement.

1. System of Thresholds

The level of clearance is determined by the series of thresholds in Figure 3. These thresholds act as automatic triggers to the various levels of clearance. They eliminate one area of discretion on the part of field personnel and ensure that projects of similar size will be handled uniformly within the overall framework of the Environmental Clearance Process. One variation is allowed within this system. If HUD personnel are able to determine quickly that a project will potentially result in an "unacceptable" impact, it may be immediately upgraded to a higher level of clearance or rejected.

2. The Rating System

The instrument used in the process is the HUD form ECD-2/3 (Appendix E). The form contains a comprehensive list of factors, some or all of which may be applicable to a given project. Each factor that is applicable to the project is given a separate rating. The rating can be:

"acceptable," or
"questionable," or
"undesirable or unacceptable."[1]

A rating is to be based upon available standards,[2] assessment criteria for the needs of the community and the professional judgment of processing personnel. The HUD definition for these ratings are identified in Figure 3.

It is significant from the standpoint of noise exposure that a project may either be rejected or require modification on the basis of an "unavoidable, unacceptable" rating for one factor. Since HUD has a noise exposure standard from which it strongly discourages exceptions, an "unacceptable" noise exposure is sufficient to result in rejection of a project.

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[1] HUD Handbook 4010.1, Chapter 8, "Procedure for Environmental Clearance by HUD Insured Projects, Subdivisions, and Low Rent Projects," p. 1.

[2] The Noise Policy provides one such standard. In addition, to its noise standards, HUD has three other environmental standards: minimum property, flood relief and propane.

Normal Clearance:

a. Multifamily Projects consisting of 5 units (beds) or more and all nursing homes and group practice facilities.

b. Subdivision: Any proposal processed as a subdivision.

Special Clearance:

a. Multifamily Projects consisting of 200 units or more or other projects in excess of $5,000,000 requested mortgage amount.

b. Subdivisions: Typical proposed lot size 6000 square feet or greater = 100 units or more.

c. Typical proposed lot size under 6000 square feet = 200 units or more.

Environmental Impact Statement (EIS):

a. Multifamily Projects and Subdivisions consisting of 500 units or more. It is recognized that in high density areas, size alone need not necessarily imply a significant impact on the quality of the human environment. Therefore, special exemption to this threshold requirement may be granted by the Assistant Secretary for Community Planning and Development where typical densities in the immediate environs of the proposed multifamily project exceed 50 units per acre (LUI [1] of 9.2 to 7.3). (Area-wide waivers may be granted for large dense urban areas or sections thereof having such densities which meet criteria established by the Assistant Secretary for Community Planning and Development. Delegations of authority to approve such waivers may be granted to the Regional Offices at the discretion of the Assistant Secretary for Community Planning and Development.)

b. All projects which are determined to have a significant impact on the quality of the human environment.

[1] LUI is a land use intensity index.

Figure 1. HUD Environmental Clearance Levels (Housing Projects)

Based on the best available information,[1] each environmental component is to be rated as follows:

A *The component is acceptable.* There are no special problems associated with this item. Adverse impacts are negligible; other effects are neutral or beneficial.

B *The component is questionable.* Problems associated with item call for discretion in granting environmental approval to the project. Ameliorative measures should be pursued and may be mandated by specific environmental or program policies.

C *The component is undesirable or unacceptable.* Problems associated with this item are serious and rejection may be mandated by specific environmental or program policies. Ameliorative measures should be vigorously pursued. Approval is allowed only when justified by a careful examination and comparison of alternatives.

NA *The environmental factor is not applicable to this project.* For example, access to local schools is not applicable to elderly housing projects; coastal zone environmental policies do not apply to inland projects, etc.

[1] Supplemented as necessary, i.e., additional noise measurements may be necessary, etc.

Figure 1. Meanings of HUD Environmental Impact Ratings

Once the ratings are assigned:

1. the project may be approved environmentally and processing of the application continued; or

2. a higher level of clearance may be required if even after securing modifications to the project to mitigate adverse effects, one or more potential "unavoidable, unacceptable" impacts *appear to exist*; or

3. the project may be rejected (if even after modification to the project to mitigate adverse effects, there *clearly exist* one or more unavoidable impacts).

This evaluation considers both the potential effect of the project on the environment and the potential impact of the environment on the project's residents. Thus, the HUD noise policy is integrated into the Environmental Assessment Process.

5. Internal Environmental Review

Of the three categories of clearance, *only the EIS requires external review*. Both normal and special clearances are handled exclusively within the HUD organization, although copies of the project application and a site map are provided the appropriate A-95 clearinghouse.

Since HUD feels most of its actions will not require EIS's (they will not "significantly affect" the environment), this system of clearances is designed to provide a comprehensive environmental evaluation of *all* project sites while leaving open the option at critical points in the process to upgrade the assessment to an EIS.

6. Negotiation of Project Changes

The final critical feature of the process is the requirement for HUD to work with applicants to minimize (or avoid) adverse environmental impacts. In terms of the noise policy, this means that when a project with a "normally unacceptable" noise exposure is approved, noise attenuation features must be negotiated between HUD and the project applicant. HUD requires that the noise attenuation features (and any other safeguards needed) be included in the contractual documents and that their implementation be monitored in the normal project monitoring/evaluation process.

Relationship Between The Noise Policy and The Environmental Clearance Process

Noise is one of the factors evaluated during the Environmental Clearance Process. Since HUD deals principally with the location of noise-sensitive receptors, the major concern is for the effect of the noise environment upon the project. If noise exposure at a

project site is determined to be "unacceptable" this would constitute an "unacceptable" impact (and unavoidable because the noise is generated by a source outside the project over which HUD has no control, such as a highway or airport). In such a case three alternatives would be open to HUD and the developer: 1) the project could be dropped, 2) the developer could seek an alternative site for the project or 3) HUD field office personnel could seek an exception to the noise policy. The third alternative is the least likely. The second would be most preferable to HUD, as placement of the housing in a noise-compatible location would achieve both the goal of housing and the goal of good land-use planning.

If the noise level is "normally unacceptable" additional alternatives exist for project modification to include noise attenuation features. (It is important to remember that project sites with "normally unacceptable" noise levels are usually rejected.) Such a project may be more readily approved if it "infills" existing development and therefore does not encourage new development of land uses which are incompatible with noise, or if the community has a substantial housing shortage that cannot be reasonably satisfied at alternative sites. For a large development, it is possible that only a portion of the site is impacted by "normally unacceptable" noise and that the developer might simply delete this section of the site from his proposal in order to receive HUD assistance for the remaining housing. HUD's position is to discourage this type of action, however, on the basis that approval of a portion of the site would constitute a de fa, to approval of incompatible development of the remainder. The developer, with HUD backing for a portion of the site, might easily obtain financing elsewhere for the disapproved units.

Project modification is an imprecise process of negotiation between HUD personnel and the project applicant. In terms of obtaining noise attenuation, the process is further obscured by the number of factors that may be considered, including the nature of external noise, the layout of the project and the noise attenuation characteristics of proposed building materials. Agreed-upon noise attenuation features are included in contract documents.

Section 3

IMPLEMENTATION

GUIDANCE AND ASSESSMENT TECHNIQUES: TOOLS FOR DECISION-MAKING

1. Noise Assessment Guidelines

The most important guidance material provided to HUD personnel are the Noise Assessment Guidelines. They are intended for use by lay people as a screening tool.[1] They *do not* represent policy. By gathering a limited amount of data, a person may use the guidelines to estimate the noise exposure at a project site.

Because the guidelines are a screening tool designed to identify potential problems early in the Environmental Clearance Process, they contain a built-in-bias to ensure that estimates of noise levels are somewhat higher than actual exposure. In this way, unacceptable sites do not unwittingly get approved. They are to be used exclusively at the judgment of the HUD field personnel processing the application.

2. Noise Measurement System

HUD, in conjunction with the National Bureau of Standards, has developed a noise measurement system that is relatively easy to operate, may be left unattended at the site and will provide an automatic read-out of the cumulative time, within a twenty-four hour period, that noise levels exceed each of the levels specified in the General External Exposure Chart (Table 1, p. 2-2). Each HUD Regional Office has one or more of these devices. They are used some 300-350 times per year.

3. Interim Guide for Environmental Assessments

In addition to the above, HUD has recently developed an *Interim Guide For Environmental Assessments*. This is the Department's first comprehensive technical guidance document. It does not set any standards, but provides assistance in evaluating a wide range of possible environmental effects. It is designed for use by HUD field personnel and by State and local agencies (providing assistance to agencies administering 701 comprehensive Planning Grants and Community Development Block Grants).

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[1] The term "decibel", for example, is not utilized in the guidelines.

PROBLEMS IN IMPLEMENTATION

HUD has had various problems in implementing the noise policy, some of which are:

Motivations and Capabilities of HUD Actors

At the field level, there are sometimes important differences in perception of the policy's worth between the Housing personnel (who do most of the assessments) and the Environmental Clearance Officers. The former sometimes feel that the noise policy unduly delays delivery of housing services to the needy. In part, this perceptual difference may be attributed to the Housing Staff's lack of understanding of the noise policy and lack of training in this field as well as the reality of limited resources to evaluate a number of environmental concerns. In any case, the result can often create friction at the field level within HUD.

Lack of Resources

HUD lacks the necessary resources for generating all the data needed for implementing the noise policy. It is, therefore, in large measure dependent upon local and State as well as Federal agencies for such data. This can be a significant hindrance to effective implementation and requires a high degree of coordination with other agencies. The lack of adequate coordination has, in some cases, led to adverse Congressional action.

New Program Requirements

A third generic problem for HUD results from applying the noise policy to the Community Development Block Grant (CDBG) Program (Appendix A). The grant recipient has the responsibility for ensuring implementation of environmental review requirements, including HUD Circular 1390.2. Assuming recipients wished to comply with the noise policy, a number may have been unable because they lacked sufficient expertise and guidance. An additional problem is that CDBG recipients are *not required* to comply; the environmental regulations allow them to deviate from HUD's noise standards. However, when HUD receives a request for assistance for housing construction related to a CDBG program, it may reject the project on the basis of unacceptable noise exposure, even though the development may be a natural outgrowth of the CDBG grant. If such rejections occur, they are likely to be controversial.

HOW STATE AND LOCAL GOVERNMENTS CAN AFFECT AND ARE AFFECTED BY THE HUD NOISE POLICY

A major purpose of the HUD policy is to stimulate State and local planning toward achieving noise compatible land use. Therefore, State or local government planning which is consistent with the objectives of the policy will be used by HUD in implementing the discretionary areas of its noise policy. It is through this mechanism that consistency between local plans and Federal policy is achieved.

HOW OTHER FEDERAL AGENCIES CAN AFFECT AND ARE AFFECTED BY THE HUD NOISE POLICY

Department of Transportation (DOT)/Federal Aviation Administration (FAA)

Since HUD does not generate noise contours around airports, it is dependent upon the FAA (and in military airport environs, the Department of Defense) for this information. At present, HUD field offices contact FAA regions for this information; however, a HUD-FAA inter-agency agreement to provide this data on a routine basis has not been adhered to closely.

Department of Defense (DOD)

The relationship between DOD elements and HUD has been less formal and more active than that between FAA and HUD. HUD is given an opportunity to review DOD's AICUZ[1] studies prior to promulgation, and receives copies of the final studies. Since HUD's policy is also designed to prevent encroachment on complex noise generators such as airfields, DOD has a natural interest in cooperating with HUD. HUD uses the noise contours generated by the AICUZ studies to implement its policy around DOD air installations.

Veterans Administration (VA) and Farmers Home Administration (FmHA)

The VA noise policy applies to airport environs only and is not entirely consistent with HUD's policy. The result is to weaken the HUD noise policy since a developer may, upon being turned down by HUD, solicit assistance from VA. This has resulted in increased coordination between many HUD and VA offices in the field, although the relationship between the two agencies differ radically across the nation.

The FmHA has no noise policy.

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[1] The acronym refers to DOD's program to abate noise in military airport environs: the Air Installation Compatible Use Zones Program.

Department of Transportation (DOT)/Federal Highway Administration (FHWA)

The FHWA generates noise information around existing as well as proposed highways which is of potential use to HUD. At present, however, the two agencies use different metrics and there is relatively little interaction between them.

APPENDIX A

DESCRIPTION OF HUD'S

HOUSING COMMUNITY DEVELOPMENT AND PLANNING PROGRAMS

Appendix A

OVERVIEW OF HUD'S PROGRAMS

HOUSING PROGRAMS

These 46 programs, constituting the bulk of HUD's total activity, are designed to assist low and moderate income families in obtaining housing. Most of them apply to new construction or substantial rehabilitation of single or multi-family dwellings, mobile homes and mobile home sites and properties (and, therefore, they are programs to which the noise policy does apply). They can be categorized as follows:

1. **Loan Programs**

   a. *Guaranteed/Insured Loans* -- These are programs where HUD agrees to indemnify a lender (e.g., a commercial bank) against part or all of any defaults by those responsible for repayment of the loan. Much of [illegible] housing program falls in this category. The noise policy applies to all except those that involve existing housing; however, environmental noise exposure is an important factor in determining the amounts of insurance and other assistance on existing construction.

   b. *Direct Loans* -- These are programs where HUD lends money for a specific period of time. Loans may or may not require the payment of interest. For example, under the Section "106(b)" program, HUD makes interest-free loans to non-profit sponsors to cover 80 percent of preconstruction expenses for planning low- and moderate-income housing projects to be developed under Sections 236, 221 (d) and 235.

2. **Project Funding Programs** -- These are programs which deliver funding of specific services or products. Of the 46 housing programs, 23 require environmental reviews as part of the application approval process. The remainder generally fall into two categories:

   a. mortgage insurance for the individual purchase of 1- to 4-family units which are proposed, under construction or already existing (falling below the threshold for a normal clearance) or

   b. series of experimental housing programs.

All but four of the programs that involve an environmental review either require or allow the funds obtained from or insured by HUD to be used in new construction or rehabilitation of housing and other facilities (e.g., nursing homes).

COMPREHENSIVE PLANNING GRANT PROGRAM (the "701" Program)

This program was established in 1974 pursuant to the Housing Act of 1954, Section 701, as amended. The purpose of the program is to strengthen the planning and decision-making capabilities of chief executives of states and local governments and area-wide planning organizations. Grants are made to states and other governmental units to support a broad range of studies and planning activities. Obligations for the program have been as follows:

FY 74 – 75 million
FY 75 – 100 million
FY 76 – 75 million

HUD requires that an environmental assessment (including assessment of noise impact) to be made if the study is to be used for future development and 701 funds may be used to conduct community noise impact studies. HUD has recently required that the HUD noise policy be incorporated in the environmental assessment and must identify and discuss any deviation from the policy. The program is implemented on the regional level; area and insuring offices are not directly involved.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

This program, established as result of passage of the Housing and Community Development Act of 1974, is designed to provide eligible communities with Federal funds for local development with broad discretion allowed and with as few strings attached as possible. Many CDBG actions make land available for residential development. Funds may be used for a wide range of development projects such as installation, maintenance or repair of public works facilities. Recent obligations for the program are:

FY 75 – Approximately 2.5 billion
FY 76 – Approximately 2.5 billion

As permitted by the Housing and Community Development Act of 1974, HUD regulations transfer the responsibilities for environmental assessments for these projects to the communities. Although a Environmental Impact Statement (EIS) is not automatically completed with each grant, the community is required to maintain an Environmental Review Record of the entire project. HUD's regulation specifies broad procedural guidelines while leaving the manner in which the environmental review is handled largely to the discretion of the applicant

Recipients must "consider" noise in the Environmental Review Record and in any EIS completed pursuant to the project. While HUD urges community compliance with its noise policy and requires that the community conform to the noise standards, communities are not prohibited from deviating from the policy on a case-by-case basis. Any such deviation must be addressed explicitly in the Environmental Review Record (setting forth the reasons). The applicant, however, retains all approval authority.[1] The program is implemented through the HUD area offices.

SPECIAL PROGRAMS

HUD also administers various programs in addition to those mentioned. Among the more important are "New Communities," Federal flood insurance and Disaster Assistance.

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[1] The thrust of the program is to consolidate several categorical grant programs. For example, title I of the Act consolidated the following seven HUD programs: Urban Renewal, Model Cities, Water and Sewer Facilities, Open Space, Neighborhood Facilities, Rehabilitation Loans and Public Facilities Loans.

APPENDIX B

HUD ORGANIZATION AND RESPONSIBILITIES

Appendix B

ORGANIZATIONAL STRUCTURE AND RESPONSIBILITIES

There are three basic levels to the HUD organization:

1. Headquarters -- Washington, D.C. (Figure 4A),
2. Ten Regional Offices (Figure 4B) -- located in the ten standard Federal regions, and
3. Thirty-nine Area Offices and thirty-seven Insuring Offices (Figure 4C).

The HUD Insuring Offices, holdover elements of HUD's predecessor organization, the Federal Housing Administration, are equivalent to the Housing Production and Mortgage Credit Division of the Area Offices.

STRUCTURE AND ROLE OF HEADQUARTERS

Two headquarters offices influence the noise policy. The Office of Environmental Quality (OEQ), is responsible for the overall development and implementation of HUD's noise policy. The Office of Policy Development and Research conducts the research in support of the policy.

The OEQ is responsible for giving technical assistance and guidance to the field and for review and approval of areawide noise data (such as airport noise contours) for use in implementing HUD's noise standards. The OEQ reports to the Assistant Secretary for Community Planning and Development (CPD) and is responsible for coordinating all HUD environmental policies and procedures. Most of HUD's programs however, are under the Assistant Secretary for Housing Production and Mortgage Credit. The only HUD assisted programs administered directly by CPD are the Community Development Block Grant Program and the 701 Planning Grant Program.

STRUCTURE AND ROLE OF THE TEN REGIONAL OFFICES

The primary role of the regional offices is to technically assist the area and insuring offices. The regions also directly administer the 701 Planning Assistance Program.

The key regional person in handling noise matters is the "Environmental and Standards Officer." The Regional Administrator approves or disapproves project sites whose noise exposures are "normally unacceptable."

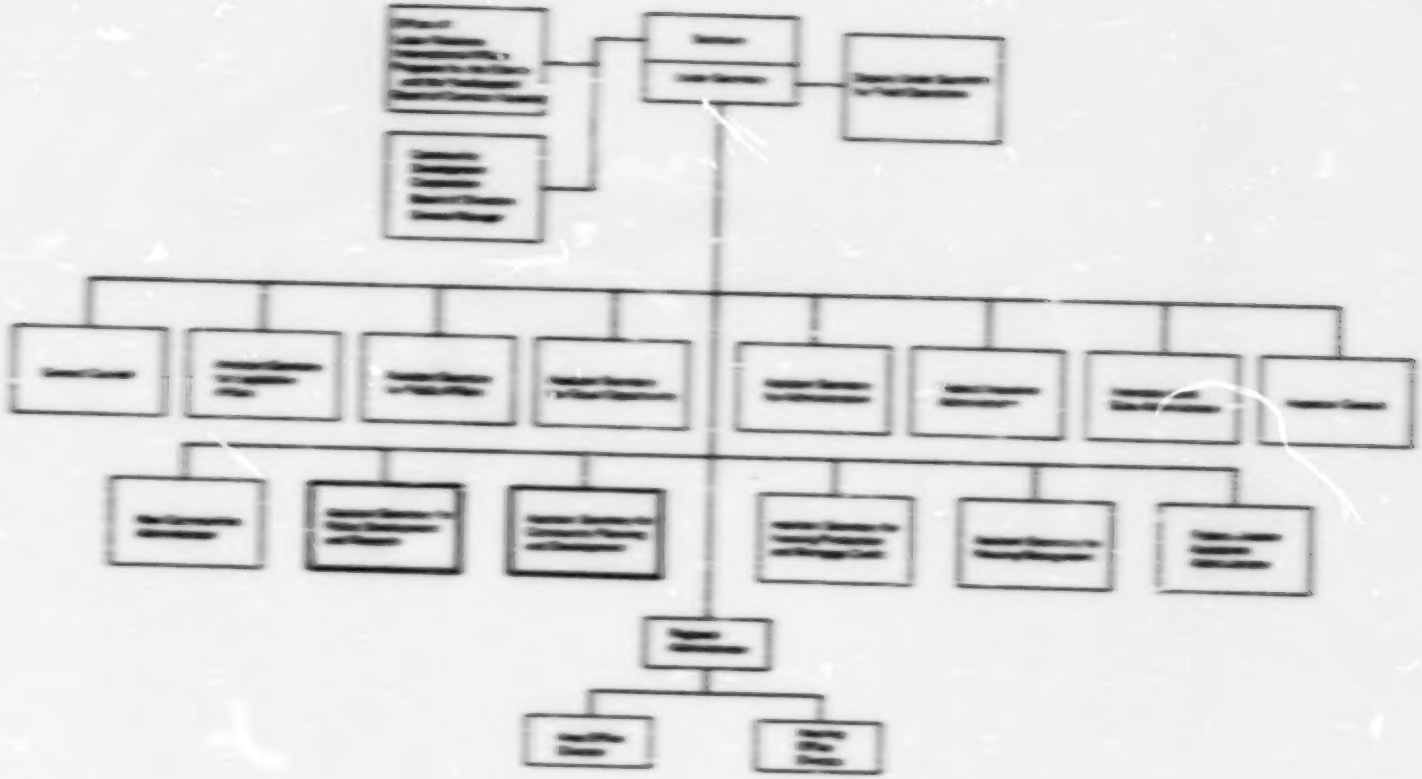

Figure 4A. [illegible]

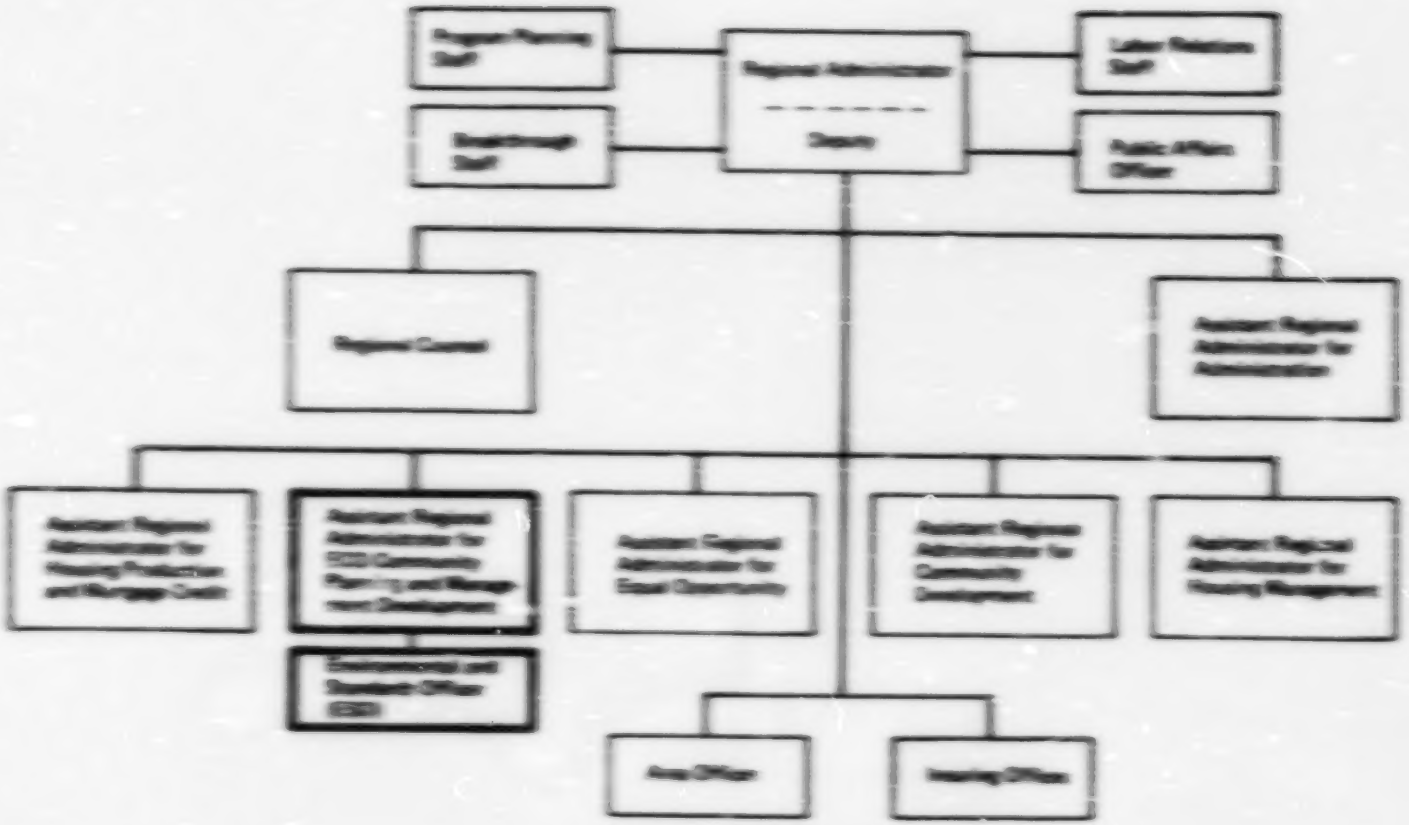

Figure 48. [illegible]

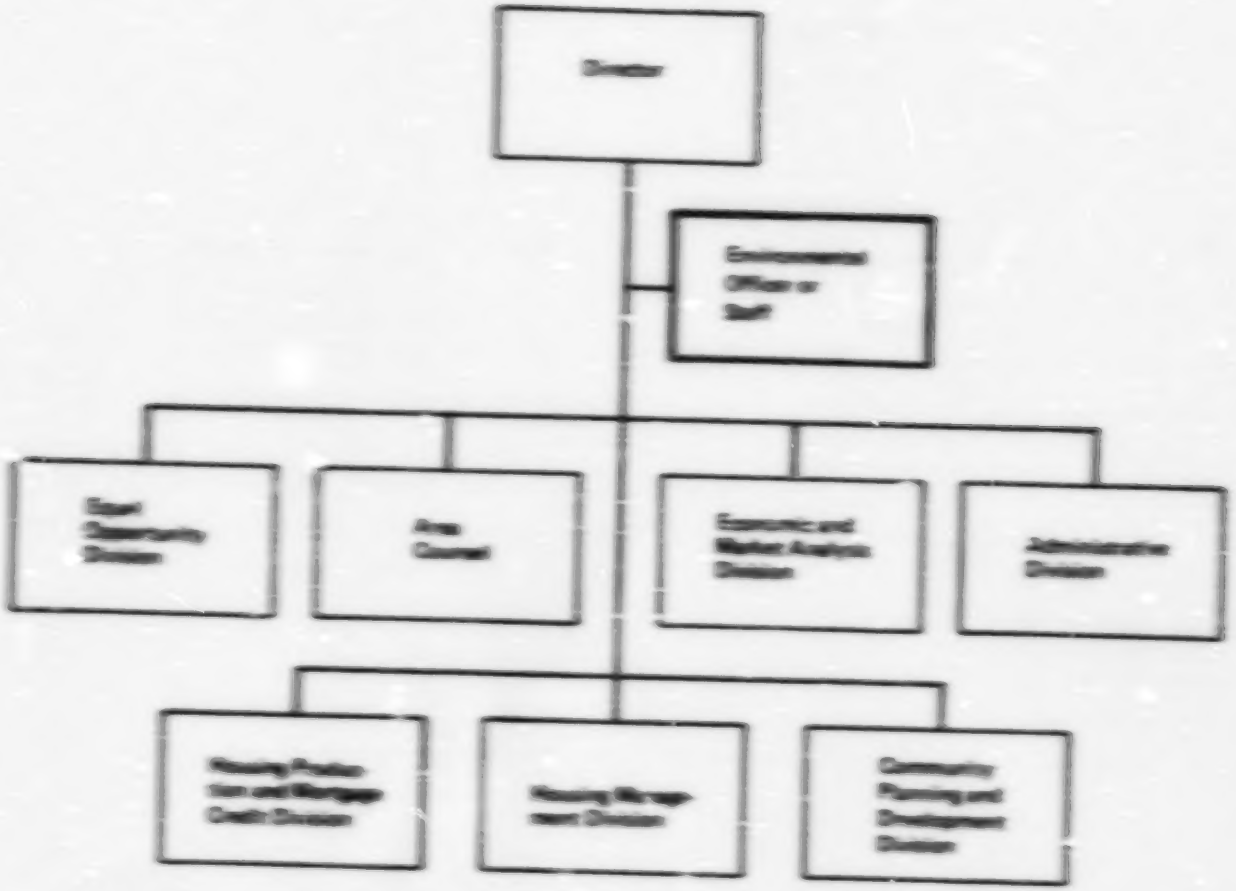

Figure 4C. HED Organization: Area Office Structure

STRUCTURE AND ROLE OF THE 39 AREA AND 37 INSURING OFFICES

The area and insuring offices are HUD's basic field offices. They are responsible for most project approvals and for completion of all environmental clearances.

The key person in noise at the area office is the "Environmental Clearance Officer" who reports directly to the Area Director (see Figure 4C). He "represents" the Assistant Secretary for Community Planning and Development. (At the insuring office, the Chief Underwriter serves as Environmental Clearance Officer and acts as principal advisor to the Insuring Office Director on environmental affairs.) This position is usually filled by a person whose training in noise is minimal. Duties include:

- reviewing all environmental clearances;
- giving advice to HUD personnel completing the environmental clearance forms; and
- drafting EIS's.

A staff of appraisers and underwriters in the Housing Division are charged with completing the forms and doing the actual work. These people sometimes lack technical backgrounds in specific areas for the various environmental evaluations for which they are responsible. Because of the lack of acoustical expertise, time and resources, HUD is often dependent on the developer to supply information relating to noise assessments. However, all noise data supplied by a developer are evaluated for accuracy and compliance with the HUD policy. In addition, field staff persons rely heavily on the Noise Assessment Guidelines which were developed for use by laymen in evaluating proposed sites in lieu of on-site measurements.

APPENDIX C

WHERE TO GO TO GET INFORMATION ON HUD NOISE POLICY

WHERE TO GO TO GET INFORMATION ON HUD NOISE POLICY

ORGANIZATIONAL ELEMENT	ADDRESS	PERSONNEL		
		NAME	TITLE	TELEPHONE NUMBER
HUD-Office of Community Planning and Development, Office of Environmental Quality (OEQ) – Headquarters	Room 7258, 451 7th St. S.W., Wash., D.C. 20410	Mr. Richard Broun	Director, Office of Environmental Quality	202/755-6308
		Mr. James Miller	Director, Environmental Planning Div., Office of Environmental Quality	202/755-6291
HUD-Office of Policy Development and Research, Division of Community Development and Management Research – Headquarters	Room 8102, 451 7th St. S.W., Wash., D.C. 20410	Mr. George Wesner	Chief, Environment and Land-Use Research	202/755-6260

WHERE TO GO TO GET INFORMATION ON HUD NOISE POLICY

ORGANIZATIONAL ELEMENT	ADDRESS	PERSONNEL		
		NAME	TITLE	TELEPHONE NUMBER
Region I	Room 800 JFK Federal Bldg. Boston, MA 02203	Mr. David Prescott	EnvO*	617/223-4327
Region II	26 Federal Plaza, N.Y. NY 10007	Mr. William Dorn	ARA/CPD**	212/264-4130
		Mr. Morris Kleinberg	ESO***	212/264-8068
Region III	Curtis Bldg. 6th & Walnut St. Phil., Pa 19106	Mr. Robert Disney	Acting ARA/CPD	215/597-2512
		Mr. Lawrence Levine	ESO	215/597-2636

* EnvO, Environmental Clearance Officer

** ARA/CPD, Assistant Regional Administrator for Community Planning and Development

*** ESO, Environmental Standards Officer

"WHERE TO GO TO GET" INFORMATION ON BIRD NOISE POLICY

ORGANIZATIONAL ELEMENT	ADDRESS	PERSONNEL		
		NAME	TITLE	TELEPHONE NUMBER
Region IV	Peachtree Point Plaza, 137, Peachtree St., N.E., Atlanta, GA 30309	Mr. Charles Stack	ARA/CPC	404/257-4468
		Mr. Joe Iverson	ESO	404/257-2521
Region V	300 South Wacker Dr., Chicago, Illinois	Mr. Richard Kiser	ARA/CPD	312/353-1680
		Mr. Harry Bos	ESO	312/353-7867
Region VI	Earle Cabell Federal Bldg., U.S. Court House 1100 Commerce St., Dallas, TX 75242	Mr. Victor J. Bianchi	ARA/CPD	214/749-7466
		Mr. Otis Swaim	ESO	214/749-7471

WHERE TO GO TO GET INFORMATION ON HUD NOISE POLICY

ORGANIZATIONAL ELEMENT	ADDRESS	PERSONNEL		
		NAME	TITLE	TELEPHONE NUMBER
Region VII	Federal Office Bldg., 911 Walnut St., Kansas City, MO 64106	Mr. Emil L. Huber, Jr.	ARA/CPD	816/758-3192
		Mr. Harry Bowman	ESD	816/758-3192
Region VIII	Federal Bldg., 1961 Stout St., Denver, CO 80202	Mr. Robert J. Matsuchek	ARA/CPD	303/327-3182
		Mr. Walter Klein	Dir., EQD	303/327-3182
Region IX	450 Golden Gate Ave., P.O. Box 36003, San Francisco, CA 94102	Ms. Elizabeth Tagawott	ARA/CPD	415/556-5720
		Mr. Dale James	ESD	415/556-7952
		Mr. Joseph Fontenelisi		415/556-7911

WHERE TO GO TO GET INFORMATION ON BIRD NOISE POLICY

ORGANIZATIONAL ELEMENT	ADDRESS	PERSONNEL		
		NAME	TITLE	TELEPHONE NUMBER
Region X	ARCADE Plaza Bldg., 1321 2nd Ave., Seattle, WA 98101	Mr. Robert C. Scalia	ARA/CPD	206/399-7790
		Mr. Ily Tanimo	ESO	206/399-6251
		Mr. Creighton Schedel		206/399-6251

APPENDIX D

STATUS OF HUD REGULATIONS, INSTRUCTIONS, AND ISSUANCES RELATING TO NOISE ABATEMENT

HUD REGULATIONS, INSTRUCTIONS, AND ISSUANCES RELATING TO NOISE ABATEMENT

SUBJECT AREA	TITLE AND TYPE OF ISSUANCE					DESCRIPTION
	INTERNAL MEMORANDA AND INSTRUCTIONS		GUIDELINES AND MANUALS	NOTICE OF PROPOSED RULEMAKING	RULE (STANDARD OR REGULATION)	
1. Noise Policy (general)			HUD Circular 1390.2, "Noise Abatement and Control: Department Policy, Implementation Responsibilities and Standards," 8/71			Contains the basic noise policy with quantitative standards.
			Amendments 9/71			Minor corrections.
	Internal Memoranda Modifying/clarifying 1390.2					
	From	To	Date			
	1) OCGS[a]	ALL RA's[b] ALL ECO's[c]	2/4/72			Waiver requirement that all projects in "normally unacceptable" zone require an EIS"; HUD will determine on a case-by-case basis.
	2) OCGS	ALL RA's ALL ECO's	3/21/72			Clarifies the meaning of the standards; states advice on whom to contact for data at airports.

[a] OCGS, Office of Community Goals and Standards.

[b] RA, Regional Administrator.

[c] ECO, Environmental Clearance Officer.

HUD REGULATIONS, INSTRUCTIONS, AND ISSUANCES RELATING TO NOISE ABATEMENT

SUBJECT AREA	TITLE AND TYPE OF ISSUANCE					DESCRIPTION
	INTERNAL MEMORANDA AND INSTRUCTIONS		GUIDELINES AND MANUALS	NOTICE OF PROPOSED RULEMAKING	RULE (STANDARD OR REGULATION)	
1. Noise Policy (general) (continued)	FROM	TO	DATE			
	3/OCES[a]	OCPM[b]	4/14/72			For clarification, discusses 1) how the standards were formulated, and 2) some of the problems in field implementation.
	4/OCES	OCPM	4/27/72			Contains report of actions to resolve field misunderstandings.
	5/OCES	ALL RA's	5/16/72			Contains guidance on use of sound level meter.
	6/OCPM	HPMC[c]	5/16/72			Notes are acknowledged by field personnel; request HPMC issue special field instructions on noise policy.
	7/OCES	HUD Region II	3/5/73			Clarifies meaning of HUD policy as trying to "substantial rehabilitation".
	8/OCPM	Region II	3/15/73			Discusses how HUD policy is to be placed into the processing of HUD applications.

[a]OCES, Office of Community and Environmental Standards

[b]OCPM, Office of Community Planning and Management

[c]HPMC, Office of Housing Production and Mortgage Credit

HUD REGULATIONS, INSTRUCTIONS, AND ISSUANCES RELATING TO NOISE ABATEMENT

SUBJECT AREA	TITLE AND TYPE OF ISSUANCE					DESCRIPTION
	INTERNAL MEMORANDA AND INSTRUCTIONS		GUIDELINES AND MANUALS	NOTICE OF PROPOSED RULEMAKING	RULE (STANDARD OR REGULATION)	
I. Noise Policy (general) (continued)	FROM	TO	DATE			
	9) OCPD[a]	ALL RA's	4/3/74			Discusses how policy applies to hospitals and group practice facilities.
	10) OCPD	All assistant RA's for community planning and development	2/19/75			States HUD headquarters will review new area-wide noise info (e.g., Airport Noise Contours) before implementation.
	11) OUS[b]	All assistant RA's for HMPC and for CHP.	2/19/75			Modifies policy so that HUD will now accept subdivision applications where 10% of the subdivision is in "normally unacceptable" category and its impact on adjacent areas is acceptable.
	12) OCPD	Region V	11/10/75			Clarification on how noise standards apply to community development block grant program.

[a]OCPD, Office of Community Planning and Development

[b]OUS, Office of Underwriting Standards

HUD REGULATIONS, INSTRUCTIONS, AND ISSUANCES RELATING TO NOISE ABATEMENT

SUBJECT AREA	TITLE AND TYPE OF ISSUANCE				DESCRIPTION
	INTERNAL MEMORANDA AND INSTRUCTIONS	GUIDELINES AND MANUALS	NOTICE OF PROPOSED RULEMAKING	RULE (STANDARD OR REGULATION)	
2. Tools to implement noise policy		HUD "Noise Assessment Guidelines", 1971 Technical Background for Noise Assessment Guidelines, 1971 "The HUD Noise Measurement System" (undated)			Provides a tool for personnel without acoustical training to perform preliminary evaluation of the noise exposure of a site in relation to HUD noise standards. Where the use of the guidelines indicates a potential noise problem in need of further evaluation, actual noise measurements are supplement existing information. Contains technical information upon which guidelines are based. Contains an explanation of the HUD Noise Measurement System which can be used to provide actual data on the existing noise exposure of a site in accordance with HUD's general noise exposure standards.

HUD REGULATIONS, INSTRUCTIONS, AND ISSUANCES RELATING TO NOISE ABATEMENT

SUBJECT AREA	TITLE AND TYPE OF ISSUANCE				DESCRIPTION
	INTERNAL MEMORANDA AND INSTRUCTIONS	GUIDELINES AND MANUALS	NOTICE OF PROPOSED RULEMAKING	RULE (STANDARD OR REGULATION)	
2. Tools to implement noise policy (continued)		"Aircraft Noise Impact Planning Guidelines for Local Agencies", 1972			The manual analyzes information obtained in joint HUD – DOT metropolitan aircraft noise abatement studies in a form that provides a practical tool to localities in developing a comprehensive aircraft noise abatement program through land use planning.
3. Environmental Policy				HUD Departmental Handbook 1390.1 "Departmental Policies, Responsibilities and Procedures for Protection and Enhancement of Environmental Quality", Federal Register, Vol. 38, No. 137, 7/18/73	Contains general policy for environmental assessments for all HUD actions except Community Development Block Grant Program.

HUD REGULATIONS, INSTRUCTIONS, AND ISSUANCES RELATING TO NOISE ABATEMENT

SUBJECT AREA	TITLE AND TYPE OF ISSUANCE				DESCRIPTION
	INTERNAL MEMORANDA AND INSTRUCTIONS	GUIDELINES AND MANUALS	NOTICE OF PROPOSED RULEMAKING	RULE (STANDARD OR REGULATION)	
3. Environmental Policy (continued)	HUD Handbook 4350.1, Chapter 6, "Procedure for Environmental Clearance by HUD Insured Projects, Subdivisions, and Low Rent Projects", 11/4/74		Amendments 1. 2. 4/26/76	*Federal Register*, Vol. 39, No. 213, 11/14/74 *Federal Register*, Vol. 41, No. 114, 6/11/76	Incorporation of changes to expedite processing of housing project applications. Incorporation of further changes in environmental review requirements to expedite and clarify processing. Provides procedure for processing environmental clearances for EPHC proposals only; alternative used for sponsor to submit an SF[illegible]; provides for a simplified form as vehicle for normal and special environmental clearances.

HUD REGULATIONS, INSTRUCTIONS, AND ISSUANCES RELATING TO NOISE ABATEMENT

SUBJECT AREA	TITLE AND TYPE OF ISSUANCE				DESCRIPTION
	INTERNAL MEMORANDA AND INSTRUCTIONS	GUIDELINES AND MANUALS	NOTICE OF PROPOSED RULEMAKING	RULE (STANDARD OR REGULATION)	
3. Environmental Policy (continued)			"Environmental Review Procedures for Community Development Block Grant Program," *Federal Register*, 10/10/74	*Federal Register*, 1/7/75	Contains regulations governing environmental review procedures to be undertaken by applicants for funds under Title I of the Housing and Community Development Act of 1974.
			Amendments		
			1.	7/16/75	Change above rule to "interim rule" with certain additional changes.
			2. 2/11/76	6/30/76	Environmental review requirements for financial settlements of urban renewal projects.
			3. 3/8/77		Where CDBG applicant lacks legal capacity to carry out environmental review responsibilities, HUD will.

HUD REGULATIONS, INSTRUCTIONS, AND ISSUANCES RELATING TO NOISE ABATEMENT

SUBJECT AREA	TITLE AND TYPE OF ISSUANCE				DESCRIPTION
	INTERNAL MEMORANDA AND INSTRUCTIONS	GUIDELINES AND MANUALS	NOTICE OF PROPOSED RULEMAKING	RULE (STANDARD OR REGULATION)	
4. Environmental Guidance (noise-related)		"Environmental Reviews at the Community Level, a Program Guide, 10/75 "Environmental Assessments for Project Level Actions, A Guidance Document ment", 4/74 "Interim Guide for Environmental Assessment Field Office Edition, Final Report # H-3[illegible]", 6/75			Contains guidance for grantees under the Community Development Block Grant (CDBG) Program in carrying out their responsibilities for environmental review of projects funded by Title I. Contains guidance for HUD personnel in making environmental assessments; also useful for State and local agencies as well as citizen groups. Are technical guidelines for a wide variety of situations; are designed [illegible] to be circulated widely to State and local agencies in implementing Community Development Block Grant Program.

HUD REGULATIONS, INSTRUCTIONS, AND ISSUANCES RELATING TO NOISE ABATEMENT

SUBJECT AREA	TITLE AND TYPE OF ISSUANCE				DESCRIPTION
	INTERNAL MEMORANDA AND INSTRUCTIONS	GUIDELINES AND MANUALS	NOTICE OF PROPOSED RULEMAKING	RULE (STANDARD OR REGULATION)	
5. Planning Grant Program ("701" Program)		Notice, *Federal Register*, 2/1/77, "Guidelines for Compliance with Land Use and Housing Element Planning Requirements Under Comprehensive Planning Assistance Program.	Comprehensive Planning Assistance, *Federal Register*, 10/6/76	Comprehensive Planning Assistance, *Federal Register*, 2/1/77	Provides examples of activities that States and cities may conduct in satisfaction of the land use and housing element requirements of the "701" program. Establishes a process whereby an applicant may request approval of the land use and housing elements in its comprehensive plan.

APPENDIX E

HUD ENVIRONMENT CLEARANCE FORMS (HOUSING)

[illegible]

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[illegible] ENVIRONMENTAL [illegible] FOR SUBDIVISIONS AND SITE AND [illegible]

A. [illegible]

Applicant's Name: [illegible] Street Address: [illegible]

City or County: [illegible] State: [illegible] ZIP Code: [illegible]

HUD Project Name: [illegible] FHA File No.: [illegible]

Project/Subdivision Location: [illegible]

Number of Units or Units Proposed: [illegible] Date of First Occupancy: [illegible]

Demand for housing in this area: Adequate ☐ Inadequate ☐ If inadequate go to Section E

For Subdivision Only:

Has work started? Yes ☐ No ☐ If work has started, funding is [illegible] Completed

Access improvements are [illegible] Completed Number of homes under construction: [illegible]

Number of homes completed: [illegible]

ENVIRONMENTAL ANALYSIS

Evaluate project and assign a rating: A, B, C, or NA. See instructions.

B. [illegible] WITH STANDARDS

1. Have A-95 review requirements been met? Yes ☐ No ☐ If granted [illegible]

2. Is the project in compliance with the local and regional comprehensive plans? Yes ☐ No ☐

3. Is the project in compliance with local zoning and control? Yes ☐ No ☐

4. Compliance with applicable standards:

	Rating	Source/ Documentation		Rating	Source/ Documentation
a. Historic Properties	[illegible]	[illegible]	i. Wetlands	[illegible]	[illegible]
b. Toxics	[illegible]	[illegible]	j. Air Quality	[illegible]	[illegible]
c. Flood Plain	[illegible]	[illegible]	k. Other (specify)	[illegible]	[illegible]
d. Coastal Zone	[illegible]	[illegible]		[illegible]	[illegible]

Is the project in violation of applicable standards? Yes ☐ No ☐

Should the project be rejected? Yes ☐ No ☐ If rejected go to Section I. If not, continue the environmental assessment (Section C).

C. [illegible] AND ANALYSIS

	Rating	Source/ Documentation		Rating	Source/ Documentation
1. Slope stability	[illegible]	[illegible]	6. Natural hazards	[illegible]	[illegible]
2. Foundation conditions	[illegible]	[illegible]	7. Man-made hazards	[illegible]	[illegible]
3. Erosion	[illegible]	[illegible]	8. Nuisances	[illegible]	[illegible]
4. Soil permeability	[illegible]	[illegible]	9. Compatibility of use and scale with surroundings	[illegible]	[illegible]
5. Ground water	[illegible]	[illegible]	10. Neighborhood character	[illegible]	[illegible]

[illegible]

Services and Facilities	Rating (Access)	Rating (Adequacy)	Source/ Explanation
11. Elementary school			
12. Junior and senior high school			
13. Employment			
14. Shopping			
15. Park, playground and open space			
16. Police and fire			
17. Health care/ social services			
18. Transportation			
19. Other services			

Utilities	Rating	Source/ Explanation		Rating	Source/ Explanation
20. Water supply system			23. Solid waste disposal		
21. Sanitary sewer system			24. Other utilities		
22. Storm sewer system			25. Paved access to site		

26. Does project site exceed special standards (see Handbook 4000.1)? Yes ☐ No ☐ If yes, continue review (Section B). If not go to Section F. (See Chapter 8 Handbook 4000.1)

F. IMPACTS ON THE ENVIRONMENT (PHYSICAL CHARACTER)

No.		Rating	Source/ Explanation
1	Impact on unique geological features or resources		
2	Impact on soil and soil stability		
3	Impact on soil productivity		
4	Impact on ground water (level, flow and quality)		
5	Impact on open streams and lakes		
6	Impact on plant and animal life		
7	Impact on energy resources		
8	Impact on social fabric and community structures		
9	Displacement of persons or families		
10	Impact on aesthetics and urban design		
11	Impact on existing or programmed community facilities		

	Rating	Source/ Explanation		Rating	Source/ Explanation
a.	Schools		f.	Water supply system	
b.	Parks, recreation and open space		g.	Sanitary sewer system	
c.	Health care and social services		h.	Storm sewer system	
d.	Community services		i.	Solid waste disposal system	
e.	Transportation				

9. Will the project have notable impacts on the environment? Yes ☐ No ☐ If yes, is further analysis necessary? Yes ☐ No ☐ Are there alternatives or designs that can be considered? Yes ☐ No ☐

COMMENT:

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10. Assess the following conditions: (a) Does the project form part of a larger development pattern? Yes ☐ No ☐ ; (b) Is the project likely to stimulate additional development? Yes ☐ No ☐ ; (c) Are there other developments planned which are or will be impacted by the project? Yes ☐ No ☐

If any of the above are answered "Yes" indicate how the cumulative environmental impact of the larger development will be addressed: EIR _____ Special Environmental Clearance _____ TDM planning funds _____ other _____ Should this project be delayed until the cumulative impacts are examined for? Yes ☐ No ☐

COMMENT:

B. LOCATION AND MARKET:

1. Marketability is: Acceptable Reject If reject, go to Section I

2. Most marketable price or rental range is $ _____ to $ _____

3. Most marketable units: 0 - 1 BR _____
1 BR _____
2 or more _____

4. For Subdivisions:

Estimated market price of typical lot $ _____ to $ _____

Typical lot size _____ ft. x _____ ft

Local Authorities:

1. Local authorities have have not approved concession map

2. Local officials contacted:

Name: _____ Title: _____ Phone: _____

Name: _____ Title: _____ Phone: _____

3. Information obtained and date obtained:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

I. ENVIRONMENTAL FINDINGS (Check applicable items)

- ☐ Project
- ☐ EIS Required
- ☐ No EIS required. Project is consistent with NEPA environmental policies and requirements and is not a major Federal action significantly affecting the quality of the human environment
- ☐ Further environmental review required. Backup material is appended Yes ☐ No ☐

For Subdivisions Only

- ☐ Have Interim Form A&P 6 Special problems review:
  - Sanitary engineering ☐
  - Site engineering ☐
  - Site planning ☐
  - Architecture ☐
- ☐ Have A&P 6 VA has been contacted Yes ☐ No ☐

Comment:

Field Inspection and Assessment made by:

Name _____ Title _____ Date _____

Name _____ Title _____ Date _____

Name _____ Title _____ Date _____

J. REVIEW AND CONCURRENCE OF ENVIRONMENTAL CLEARANCE OFFICER

_____

Environmental Clearance Officer Date

K. INSTRUCTIONS BY CHIEF, PLANNING SERVICE

_____

Date